

MINUTES
August 8, 2012

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

Victor Terenik
Maria Perez
Michael Pantalone
Susanne Morello
David Pickett
David Manders

Members not present:

Stephen Plevins, John Casadia, Douglas Albrecht, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen Hicks, Supervising Planner
Stephen Hawk, Senior Planner

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

All Kids First Daycare Facility- Located at the southerly side of Magnolia Road between Main Road and Nylund Drive, Block 5901, Lot 25, Project #12-1291, minor site plan approval to utilize a recently constructed 630 square foot building with a 60 square foot covered porch at an existing child care facility.

Mr. Hawk explained that the site is located on Magnolia Road. There is building #1 located in the front, building #2 located on the easterly side, and building #3. An addition has been constructed, and it needs site plan approval. There are no variances but the other items need to be reviewed by the board. Items #6, 7, and 8 have to be reviewed. Building #1 is closest to the road, and there is line striping for parent parking and child drop off in the rear. There are three lanes east to west in the drop off area and a bypass lane. There are waivers for the lanes listed in the Planning report items 6a and 6b. They are 9.6' wide vs. 12' permitted, and the other lane is 11' wide vs. 12' permitted. There are parking spaces that will be blocked by those lanes. They are told that they would be used by employees, so there is not as much turnover. Item 6c is a design waiver in the rear of the site. The previous plan called to have two tree islands in the parking field. The islands were eliminated. Item 7, is the line striping area drop off area behind building #1. Item 8 has to do with the relationship between the building addition and the train path. There is a shed that contains a train, and the train drives through the site on a path. This addition cuts into a paved area. They want to make sure that there is proper width for the train to drive through and over to the shed. He is not sure he agrees with the 11' dimension from the edge of the wall to the edge of the pavement.

Mr. Myers explained that the only significant comment has to do with the parking stripped area. There are inconsistencies with the survey and what is actually out there.

Ms. Hicks wanted to know if the stone area was previously approved.

Mr. Hawk explained that the plans show a grassed area. There is an inconsistency between the site plan and survey as far as the amount of spaces. The amount of spaces is over 77 spaces vs. 57 required. The spaces are not labeled correctly. That can be corrected on the perfected plan.

Michael Brosh- Located at the southerly side of Sherman Avenue and northerly side of Butler Avenue between Main Road and Lincoln Avenue, Block 7401, Lots 14 and 40, Project #12-1294, resubdivision approval to convey a portion of one lot to another lot.

Mr. Hawk explained that the Zoning Board of Adjustment denied the request for a contractor's yard.

Mr. DiDomenico explained that there were no variances. They should set a condition to move the contractor's yard if the subdivision is approved. They could also get a letter from the Zoning Officer stating that the contractor's yard was removed.

Mr. Hawk explained that a three car garage is not shown on the plan. That building was part of testimony at the Zoning Board, and he mentioned that he allows friends to do repair work in that building.

Ms. Hicks explained that the site plan should be accurate and reflect what is there.

Mr. Manders stated that garage servicing vehicles is not a permitted use.

Mr. Pickett stated that garages are consistent with farming.

Landmark Development No.4- Located at the easterly side of Venezia Avenue and westerly side of Sanford Drive, Block 6501, Lot 87, Project #12-1293, minor subdivision approval to create two new lots with one remainder lot.

Mr. Hawk explained that it is a simple minor subdivision. This property has frontage and it is a double frontage lot. This is south and east of Dante Avenue. Significant amount of frontage on Venezia, and some along Sanford Drive. The proposal is to draw a line almost midway through the lot parallel to the two streets, and create a third lot. All the lots meet the standards. The frontage will remain exactly the same.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Maria Perez
Michael Pantalone
Susanne Morello
David Pickett
Maria Perez
David Manders

Absent were: John Casadia, Stephen Plevins, James Kubiak, and Mayor Robert Romano

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Brian Myers, City Engineer
Kathleen M. Hicks, Supervising Planner
Stephen Hawk, Senior Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 31, 2011 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

MINUTES – Approval of minutes from the July 11, 2012 board meeting.

The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Pickett: Yes
Mr. Terenik: Abstain
Ms. Perez: Yes
Mr. Manders: Yes

RESOLUTIONS – Approval of resolutions from the July 11, 2012 board meeting.

The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6013-

Ms. Morello: Yes
Mr. Pickett: Yes
Mr. Terenik: Abstain
Ms. Perez: Yes
Mr. Pantalone: Yes
Mr. Manders: Abstain

The Board's professional staff, Kathleen M. Hicks-Supervising Planner, Stephen Hawk-Senior Planner, and Brian Myers- City Engineer were sworn in.

DEVELOPMENT

1. Landmark Development No.4- Located at the easterly side of Venezia Avenue and westerly side of Sanford Drive, Block 6501, Lot 87, Project #12-1293, minor subdivision approval to create two new lots with one remainder lot.

The applicant was represented by Rocco Tedesco, Esq., and is requesting a minor subdivision approval. The lots have frontage on Venezia and Sanford Drive, and they meet all the bulk and zoning criteria. Lot 3 has shortage on Sanford Drive.

Joseph Romano, 2232 Sanford Drive, had some concerns with the project. The property runs along his lot, and does not think it is large enough for a house. It may also bring down the property value.

Mr. DiDomenico explained that the board cannot determine the type of house the applicant wants to build.

Mr. Pickett explained that the lot is close to the largest lot.

Ms. Hicks explained that it was configured that way because Sanford Drive was supposed to be a through street, and the neighbors objected.

The Chairman entertained to close the public hearing. Mr. Pantalone so moved, Mr. Pickett seconded.

Roll Call:

Ms. Perez: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Mr. Manders: Yes

The Chairman entertained to approve the application. Mr. Pantalone so moved, Mr. Pickett seconded.

Roll Call:

Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Ms. Perez: Yes
Mr. Manders: Yes

2. All Kids First Daycare Facility- Located at the southerly side of Magnolia Road between Main Road and Nylund Drive, Block 5901, Lot 25, Project #12-1291, minor site plan approval to utilize a recently constructed 630 square foot building with a 60 square foot covered porch at an existing child care facility.

The applicant was represented by Michael Fralinger, Esq., and is requesting a minor site plan approval of a construction project that is currently underway. They plan represented is a revised plan, and they will submit them perfected plans. In the Planner's report item 6, the line striping was put down to keep the flow of traffic in the parking lot. The teachers park in the rear of the building, and the striping creates a better circulation. Waivers are required for 6a and 6b. Item c, two tree islands in the back parking lot. There are 15 spaces in the back row, 14 spaces in the front row, and 3 acres of impervious coverage. There are woods that reach the parking lot. Additional landscaping is not needed because it is landscaped heavily with a tree row that goes along the site. The two tree missing tree islands were missed in construction and the inspection. There are tree islands throughout the entire site. The addition being constructed is 20' x 30'. There was no intention to not go before the board for approvals. Ms. Deola works with the Vineland Board of Education. She provided more space for 3-5 year old classrooms to meet the city's need. It has to be opened by September 1, 2012, or the kids will not be able to attend the school. It was a business decision, and they have since stopped construction. In regards to the comment made of the train track. The train only runs a few times throughout the school year as additional recreational activity. The parking does not match the original plans, and the revised plans have 76 spaces. The property calls for 57 spaces. There are 48 employee spaces and the rest are for visitors. The revised plan will address the Engineering report with the correct parking spaces displayed.

Mr. Hawk wanted to know about the stone area around the building.

Mr. Fralinger explained that he would have an engineer check the impervious area. It was done because the area was not seeded.

Mr. Hawk stated that the handicap spaces in item 13 comply.

Ms. Hicks explained that she was not pleased with the circumstance. Ms. Deola has done prior work without approvals previously, and she was told to never do it again. Now she comes before the board with the same issue. She also feels that the stone area problematic and should be restored to a grassed area.

Mr. Fralinger explained that the stoned area is not near the drive area, and the area would not be considered parking.

Ms. Hicks said that she could add bushes or vegetation to the stone area.

Ms. Morello mentioned that planters would be a better solution.

The Chairman entertained to approve the application. Mr. Pantalone so moved, Ms. Perez seconded.
Roll Call:

Ms. Morello: Yes
Mr. Pickett: Yes
Mr. Terenik: Yes
Ms. Perez: Yes
Mr. Pantalone: Yes
Mr. Manders: Yes

3. Michael Brosh- Located at the southerly side of Sherman Avenue and northerly side of Butler Avenue between Main Road and Lincoln Avenue, Block 7401, Lots 14 and 40, Project #12-1294, resubdivision approval to convey a portion of one lot to another lot.

Mr. Michael Brosh testified on his own behalf. He explained that the redivision has no variances. If approved, it would have to be in condition of removing equipment, or getting a letter from the Zoning Officer, Mr. Finley.

Mr. DiDomenico explained that he has to show more details on the plans, and also get a letter from Mr. Finley.

Mr. Manders explained that they can make a determination after the plans have been fixed.

ADJOURNMENT

The Chairman entertained a motion to adjourn. Mr. Pantalone so moved. Ms. Perez seconded.
Roll call:

Mr. Pickett: Yes
Mr. Terenik: Yes
Ms. Perez: Yes
Mr. Pantalone: Yes
Ms. Morello: Yes
Mr. Manders: Yes

TIME: 9:02 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary